

TRANSFER
TAX
PAID

37-135-5

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Richard W. Banks, D.O. of Oakland, Maine, County of Kennebec a Maine Corporation organized and existing under the laws of the State of Maine and whose mailing address is 244 Kennedy Memorial Drive, Waterville, Maine 04901, for consideration paid, grant to MUIRFIELD CORP., the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MUIRFIELD CORP., its heirs and assigns forever,

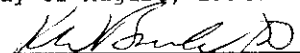
THE UNIT known and designated as Unit 102 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A. E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062 and Plan File E-88166. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and amendment thereto, dated August 5, 1988 and recorded in Kennebec County Registry of Deeds, Book 3602, Page 203, and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said MUIRFIELD CORP., its heirs and assigns, to it and their use and behoof forever.

And I do covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my successors and assigns shall and will warrant and defend the same to the said Grantee, its heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Richard W. Banks, D.O. have hereunto set my hand and seal this 26th day of August, 1994.


Richard W. Banks, D.O.

State of Maine
County of Kennebec, SS

August 26, 1994

Then personally appeared the above named Richard W. Banks
and acknowledged the foregoing instrument to be his free act and
deed.

Before me,

William P. Dubord
Attorney at Law/Notary Public

Printed Name

William P. Dubord

RECEIVED KENNEBEC SS.

94 AUG 29 AM 9:52

ATTEST: Theresa Beaulieu
REGISTER OF DEEDS